



Entered on Docket
November 22, 2006

Hon. Linda B. Riegle
United States Bankruptcy Judge

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UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA

In re:
USA COMMERCIAL MORTGAGE COMPANY,
Debtor.

In re:
USA CAPITAL REALTY ADVISORS, LLC,
Debtor.

In re:
USA CAPITAL DIVERSIFIED TRUST DEED
FUND, LLC,
Debtor.

In re:
USA CAPITAL FIRST TRUST DEED FUND, LLC,
Debtor.

In re:
USA SECURITIES, LLC,
Debtor.

Affects:

- ☒ All Debtors
- ☐ USA Commercial Mortgage Company
- ☐ USA Capital Realty Advisors, LLC
- ☐ USA Capital Diversified Trust Deed Fund, LLC
- ☐ USA Capital First Trust Deed Fund, LLC
- ☐ USA Securities, LLC

Case No. BK-S-06-10725 LBR
Case No. BK-S-06-10726 LBR
Case No. BK-S-06-10727 LBR
Case No. BK-S-06-10728 LBR
Case No. BK-S-06-10729 LBR

Chapter 11

Jointly Administered Under
Case No. BK-S-06-10725 LBR

**ORDER AUTHORIZING PRIVATE
COURT REPORTER AT AUCTION
FOR THE SALE OF CERTAIN
ASSETS**

(AFFECTS ALL DEBTORS)

Date: October 19, 2006
Time: 9:30 a.m.

SCHWARTZ & MCPHERSON LAW FIRM
2850 South Jones Boulevard, Suite 1
Las Vegas, Nevada 89146-5308
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At a hearing held on October 19, 2006, continued to October 25, 2006, the Court considered the “Motion for Order Scheduling an Auction for the Sale of Certain Assets, Appointing SPCP Group, LLC, as Lead Bidder, and Approving Bid Procedures and Protections” (the “Bid Procedures Motion”), filed by USA Commercial Mortgage Company (“USACM”), USA Capital Diversified Trust Deed Fund, LLC (“DTD Fund”), USA Capital First Trust Deed Fund, LLC (“FTD Fund”), USA Capital Realty Advisors, LLC (“Realty Advisors”), and USA Securities, LLC (“USA Securities” and collectively with USACM, DTD Fund, FTD Fund, and Realty Advisors, the “Debtors”), in connection with a contemplated auction sale of substantially all of the assets of the FTD Fund (primarily its interests in a portfolio of loans) and certain assets of USACM (primarily those used to conduct its loan servicing business) (collectively, the “Assets”). Pursuant to an oral request made at said hearing to allow the use of a private court reporter to provide a daily transcript of said auction, it is

ORDERED that the Debtors are authorized to employ a private, Nevada-licensed, court reporter to provide a transcript of the auction; and it is further

ORDERED that the court reporter employed by the Debtors is authorized to bring their court reporting equipment, including recording equipment, into the Foley Federal Building and the appropriate courtroom on the day of the auction now scheduled for December 7, 2006 at 9:30 a.m.

Submitted by:
RAY QUINNEY & NEBEKER P.C. and
SCHWARTZER & MCPHERSON LAW FIRM

Approved / Disapproved by:
SARA L. KISTLER
ACTING UNITED STATES TRUSTEE
REGION 17

By: /s/ Lenard E. Schwartzer
LENARD E. SCHWARTZER, ESQ.
JEANETTE E. MCPHERSON, ESQ.
Attorneys for Debtor and Debtor-In-Possession

By: /s/ August B. Landis
AUGUST B. LANDIS, ASST. U.S. TRUSTEE
United States Department of Justice

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**ORDER AUTHORIZING PRIVATE COURT REPORTER AT AUCTION FOR THE
SALE OF CERTAIN ASSETS (AFFECTS ALL DEBTORS)**

Approved/Disapproved by:
LEWIS AND ROCA, LLP

Approved/Disapproved by:
GORDON & SILVER, LTD.

By: /s/ Rob Charles
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ROB CHARLES, ESQ.
*Counsel for the Official Committee of
Unsecured Creditors of USA Commercial
Mortgage Company*

By: /s/ Gregory E. Garman
GERALD M. GORDON, ESQ.
GREGORY E. GARMAN, ESQ.
*Counsel for the Official Committee of Holders
of Executory Contract Rights of USA
Commercial Mortgage Company*

Approved/Disapproved by:
ORRICK, HERRINGTON & SUTCLIFFE LLP
and BECKLEY SINGLETON, CHTD.

Approved/Disapproved by:
STUTMAN TREISTER & GLATT, P.C. and
SHEA & CARLYON, LTD.

By: /s/ Anne M. Loraditch
MARC A. LEVINSON, ESQ.
LYNN TRINKA ERNCE, ESQ.
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By: /s/ Candace C. Carlyon
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Deed Fund LLC*

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